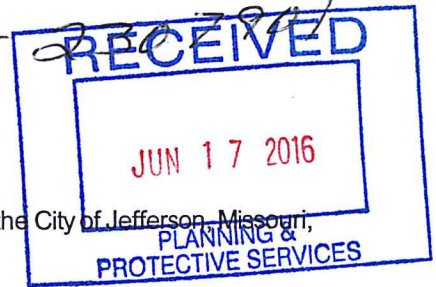




City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffersoncitymo.gov

Don Reinkemeyer
450 Cedar Creek CT
JC, MO 65101
573-230-7971



APPLICATION FOR ZONING AMENDMENT

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment to the Zoning Code:

- ☐ Zoning Text Amendment (Describe below or attach complete narrative)
Article and Section Affected (if applicable) _____

Description of proposed text amendment: _____

- ☒ Zoning Map Amendment (Rezoning of Real Estate)

The undersigned hereby state they are the owners of the following described real estate:

Property Address: Hideaway Court - Portion of Property Adjacent to 2527 E. McCarty
Legal/Property Description (write out or attach as an exhibit): see Attached

Who petition to rezone the above described real estate from its present classification of RA-2 district to C-2 district. The purpose of this rezoning request is to: Expansion of adjacent storage unit business

ALL OWNERS OF REAL PROPERTY PROPOSED TO BE REZONED MUST SIGN THE APPLICATION, AND ALL SIGNATURES MUST BE NOTARIZED. IF ADDITIONAL SIGNATURES ARE NEEDED, PLEASE ATTACH SEPARATE SHEETS.

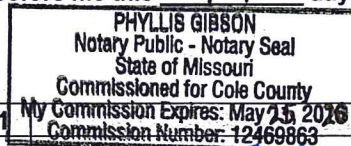
Tom Sutthoff SUTTHOFF Properties LLC
Property Owner #1 Name (type or print)

Tom Sutthoff
Property Owner Signature

Property Owner #2 Name (type or print)

Property Owner Signature

Subscribed and sworn before me this 17th day of June in the year 2016.



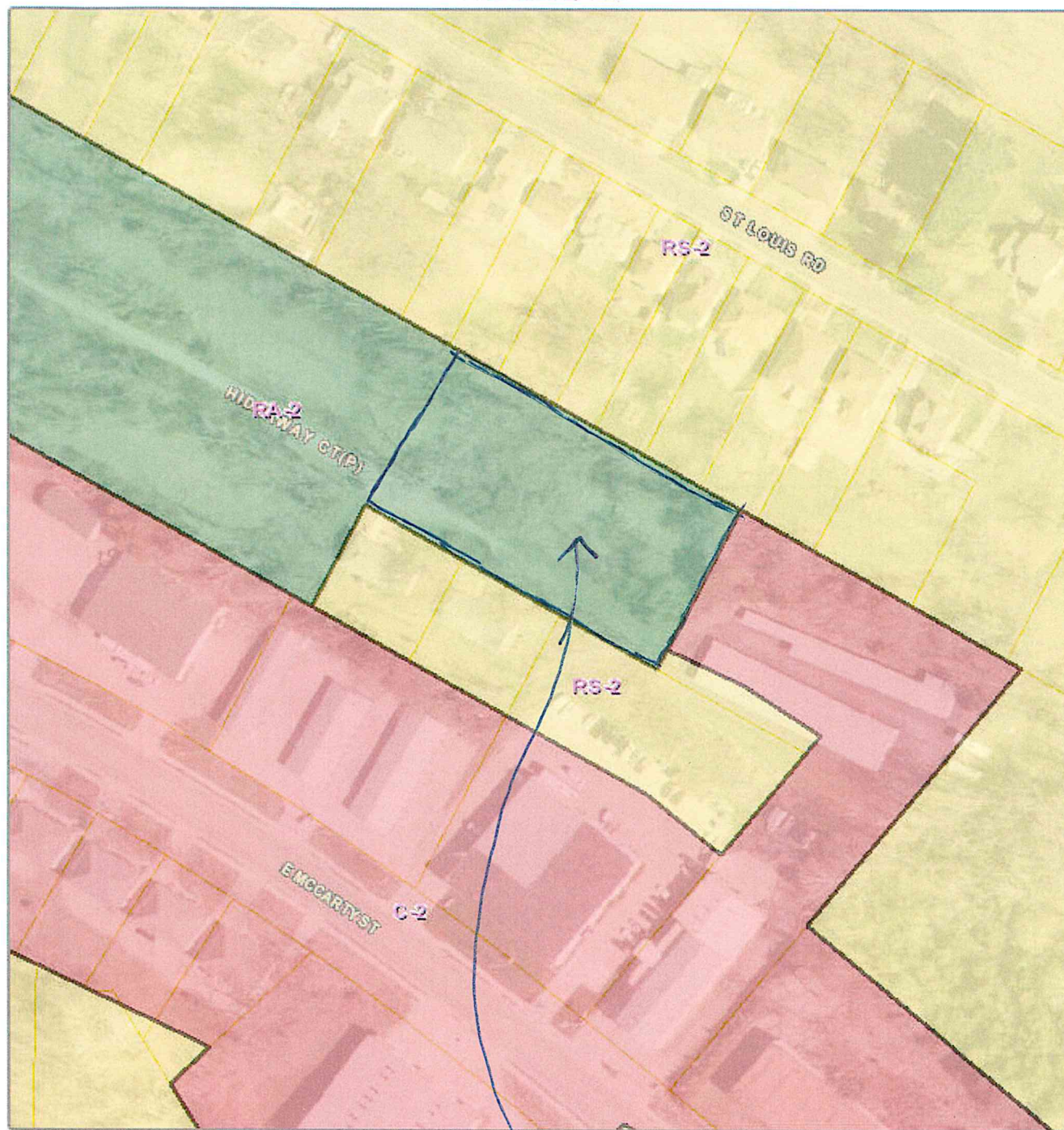
Phyllis Gibson
Notary Public

Address of Property Owner #1	<u>Tom Sutthoff</u>
Name	<u>Tom Sutthoff</u>
Mailing Address	<u>2900 WAKOCHA DR JC, MO 65101</u>
Phone Number	
Address of Property Owner #2	
Name	
Mailing Address	
Phone Number	

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)
Payment Received: _____ Cash (Receipt # _____); _____ Check (Copy; check # _____)
Attachments: _____ Additional sheets or documentation _____ Applicant/Project Information Sheet _____ Location Map

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

MidMoGIS, MO



Disclaimer: Map and parcel data are believed to be accurate, but accuracy is not guaranteed. This is not a legal document and should not be substituted for a title search, appraisal, survey, or for zoning verification.

Map Scale
1 inch = 139 feet
6/17/2016

proposed Rezoning
RA-2 to C-2

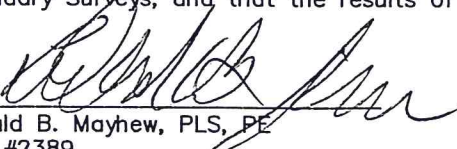
TRACT A: A tract of land being a part of a tract of land as described in Book 663, at Page 707 (also known as Document 201603128), Cole County records, said tract being a part of Reserved Tract #1, of "Mount Hope Heights", a subdivision of recored in Cole County, Missouri, and tract being more particularly described as follows:

Beginning at an the southwest corner of Lot 1 of said subdivision; thence S60°49'49"E, 573.4 feet, to the southernmost corner of Lot 11 of said subdivision; thence S29°11'31"W, 263.64 feet, to an existing iron pin at the westernmost corner of a tract of land as described in Book 398, at Page 283, Cole County records; thence N60°59'23"W, 439.71 feet, to an iron pin at the northernmost corner of Lot 73 of said subdivision; thence N02°23'45"E, 296.56 feet, to the point of beginning. Containing 3.07 acres, more or less.

TRACT B: A tract of land being a part of a tract of land as described in Book 663, at Page 707 (also known as Document 201603128), Cole County records, said tract being a part of Reserved Tract #1, of "Mount Hope Heights", a subdivision of recored in Cole County, Missouri, and tract being more particularly described as follows:

Beginning at an existing iron pin at the easternmost corner of said Reserved Tract #1 of said subdivision; thence S29°11'31"W, 162.09 feet, to an existing iron pin in the northern line of a tract of land as described in Book 375, at Page 494, Cole County records; thence N60°47'16"W, 300.26 feet, to an iron pin at the northernmost corner of a tract of land as described in Book 398, at page 283, Cole County records; thence N29°11'31"E, 161.87 feet, to the point of beginning. Containing 1.12 acres, more or less.

CERTIFICATION: This is to certify that I, Donald B. Mayhew, PLS, at the direction of Mr. Don Renkemeyer, have executed a survey of the tract of land shown and described hereon, and that said survey was, to the best of my knowledge and belief, executed in accordance with the current Missouri Minimum Standards for Property Boundary Surveys, and that the results of said survey are shown hereon.


Donald B. Mayhew, PLS, PE
PLS #2389
04/15/16



CITY OF JEFFERSON ENDORSEMENT:

Janice McMillan, AICP
Director Dept. of Planning and
Protective Services

Date

Matthew J. Morash, PE
Director of Public Works

Date

REVISED

MAYHEW SURVEYING
AND ENGINEERING

PO BOX 418
CROCKER, MO 65452
573-736-2482

, LLC

HGTS.



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
icplanning@jeffersoncitymo.gov

573 230 7901

Don Renkemeyer
450 Cedar Creek Ct
JEFF CITY MO
65105

APPLICATION FOR AMENDMENTS TO THE COMPREHENSIVE PLAN

The undersigned hereby petitions the Planning and Zoning Commission and City Council of the City of Jefferson, Missouri, for the following amendment(s) to the City's Comprehensive Land Use Plan or Development Plan Map.

☐ Text Amendment

☒ Map Amendment

Current Development Plan Map Designation Medium Density Residential

Proposed Development Plan Map Designation Commercial

Applications for Map amendments shall include a location map and level of detail required for site plan review as outlined in Exhibit 35-71.

All applications shall attach a narrative which addresses the following criteria, as outlined in Section 35-74.A.4, Jefferson City Zoning Code.

- Whether there was error in the original Comprehensive Plan adoption in that the Planning and Zoning Commission failed to take into account then existing facts, projections or trends that were reasonably foreseeable to exist in the future.
- Whether events subsequent to the Comprehensive Plan adoption have invalidated the Commission's original premises and findings made upon plan adoption.
- Whether the change is consistent with the goals, objectives and policies of the Plan.
- Whether events subsequent to the Comprehensive Plan adoption have changed the character and/or condition of the area so as to make the application acceptable.
- Whether the change is needed to improve consistency between the Comprehensive Plan and other adopted plans.
- Whether public and community facilities, such as utilities, sanitary and storm sewers, water, police and fire protection, schools, parks and recreational facilities, roads, libraries, solid waste collection and disposal, and others are adequate to serve development for the type and scope suggested by the proposed zone. If utilities are not available, whether they can be extended reasonably.
- Whether there is an adequate supply of land available in the subject area and the surrounding community to accommodate the zoning and community needs.
- Whether there will be benefits derived by the community or area by the proposed change.

Amendment Requested by: ☐ Property Owner ☐ Staff ☐ Planning and Zoning Commission

TOM SUTHOFF
SUTTY Properties LLC
Name (typed or printed)

Tom Suthoff
Signature SUTTY Properties LLC

Property Owner Name TOM SUTHOFF SUTTY Properties LLC

Address 2902 Wakoda Dr JC MO 65101

Phone Number(s): 573-659-0471

Applicant Name (if different from owner): Don Renkemeyer

Address: 450 Cedar Creek Ct JC, MO 65101

Phone Number(s) 573 230 7901

For City Use Only: Application Filing Fee \$210 (Revised June 30, 2015)

Application Filing Fee Received: _____ Cash (receipt # _____) _____ Check (copy; check # _____)

Attachments: _____ Narrative _____ Map _____ Applicant/Project Information Sheet

Individuals should contact the ADA Coordinator at (573) 634-6570 to request accommodations or alternative formats as required under the Americans with Disabilities Act. Please allow three business days to process the request.

Excerpt from Section 35-74 Legislative Approval - Development Permits
Ordinance No. 13361

- At the time of development of the Comprehensive Plan, a duplex residential use of this particular property was envisioned. Redesignation of this property to a commercial designation in order to match the use of the property to the east is requested.*

- The adjacent property has been developed with a commercial mini-storage use.*

- The change would be compatible with the development pattern in the area.*

- At the time of development of the Comprehensive Plan, a more intensive level of residential development along second tier property on East McCarty Street than has taken place was envisioned.*

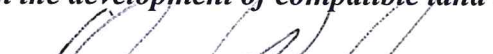
- The change would be compatible with the development pattern in the area.*

- All public utilities are available for extension to serve the property.*

- Not applicable. This requested change is for a small portion of property bordering existing commercial uses.*

- The community will benefit from the development of compatible land uses in the area.*

in the development of compatible land uses in the area.

 6-17-16

Sign Date



City of Jefferson
Department of Planning & Protective Services
320 E. McCarty Street
Jefferson City, MO 65101
Phone: 573-634-6410
jcplanning@jeffersoncitymo.gov

Project Information (Please use additional sheets if necessary)			
Name of Project	A Plus STORAGE LLC = Extension		
Location/Address	2527 E. McCarty Road JC, MO 65101		
Submitted by	DON Renkemeyer		
Applications Submitted (Check box and circle item)	<input type="checkbox"/> P&Z: Zoning Amend <input type="checkbox"/> Comp Plan Amend <input type="checkbox"/> Special Exception <input type="checkbox"/> PUD <input type="checkbox"/> Sub. Plat <input type="checkbox"/> Annexation <input type="checkbox"/> BOA: CUP <input type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Staff: Site Plan <input type="checkbox"/> Bldg Plans <input type="checkbox"/> Grading Plan <input type="checkbox"/> Change of Use <input type="checkbox"/> Temp Use		
Consultant(s) (List lead consultant and all others who are responsible for major project)			
Lead Consultant Name	Keith Lesko, Lead	Firm Name	Architect
Address	2538 St. Louis Rd JC, MO 65101		
Telephone Number	573 797 6256	Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Consultant Name		Firm Name	
Address			
Telephone Number		Fax No.	
E-Mail			
Property Owners/Applicants (List owner; Mark "X" next to the name of the primary)			
Owner Name	Tom Suthoff		
Address	2902 Wakoda Dr. JC MO 65101		
Telephone No.		Fax No.	
E-Mail			
Applicant Name	DON Renkemeyer		
Address	450 Cedar Creek CT JEFF CITY MO 65101		
Telephone No.	573 230 7901	Fax No.	573 636 9117
E-Mail			